

FACT SHEET

EVICTION MORATORIUM

Who does the eviction moratorium apply to?

The eviction moratorium of the Emergency Order applies to all residential and commercial rentals in the City of Glendale, including apartments, duplexes, condominiums and single-family dwellings.

Does the moratorium apply to all evictions?

The current moratorium applies to residential or commercial evictions stemming from failure to pay rent when the tenant is unable to pay the rent as a result of loss of income related to the COVID - 19.

Does this mean tenants do not have to pay their rent?

Tenants are still obligated to pay lawfully charged rent. However, during the emergency period, tenants may not be evicted for failure to pay rent due to the financial impacts related to COVID-19. Tenants will have up to 6 months following the expiration of the local emergency to repay any back rent due. Landlords and tenants may mutually work out a payment schedule or arrangements for repayment of rent.

How long is the eviction moratorium in effect?

For commercial tenants, the eviction moratorium is in effect from March 24, 2020, until the expiration of the Emergency Order, currently April 30, 2020, unless further extended.

For residential tenants, the eviction moratorium is in effect from March 24, 2020, until the expiration of the Emergency order issued by the Governor, currently on May 31, 2020.

What should I do if I cannot pay the rent?

For commercial tenants, if you are unable to pay your full rent between March 24, 2020 and April 30, 2020, because of circumstances related to the COVID-19 pandemic, you must provide your landlord written notice that you cannot pay your rent because of COVID-19 related reasons at least 14 days before the rent is due.

For residential tenants, if you are unable to pay your full rent between March 24, 2020 and May 31, 2020, because of circumstances related to the COVID-19 pandemic, you must provide your landlord written notice before the rent is due, or within a reasonable period of time afterwards not to exceed 7 days.

The Emergency Ordinance was adopted on March 24, 2020, how do I provide my landlord 14 days written notice for April 1?

Because the emergency ordinance was adopted mid-month, for the month of April, a commercial tenant is only required to provide written notice as soon as practicable. After April, for commercial tenants, notices must be given 14 days in advance.

What if rent was not paid for the month of March, can a landlord still take eviction proceedings and file an Unlawful Detainer?

Yes, if the rent was required to be paid before March 24, 2020, then a landlord can take action to file an Unlawful Detainer for eviction.

What should I do if I receive a notice of an Unlawful Detainer?

It is important to seek legal assistance in responding to any eviction or “Unlawful Detainer” action filed by your landlord. If a tenant is served with Court papers or an Unlawful Detainer action, they should immediately seek legal counsel and assistance in responding to the Unlawful Detainer.

Do not ignore a notice from the Court or Unlawful Detainer notification!

Tenants do not have to leave their units unless they are served with a Sheriff’s Order, which happens after the case is heard in Court.

What happens after the emergency moratorium is over?

Tenants have up to 6 months following the expiration of the local emergency to repay any back rent due. The tenant **and** landlord may mutually work out a payment schedule or arrangements for repayment of the rent.

What type of documents must I give my landlord to demonstrate my inability to pay rent?

The tenant must retain verifiable documentation, such as termination notices, payroll checks, pay stubs, bank statements, medical bills, or signed letters or statements from an employer or supervisor explaining the tenant’s changed financial circumstances and inability to pay rent. This documentation may be provided to the landlord no later than the time upon payment of back-due rent.